



To Let
Prominent Retail/Commercial Building
121-125 Royal Avenue, Belfast BT1 1FF



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

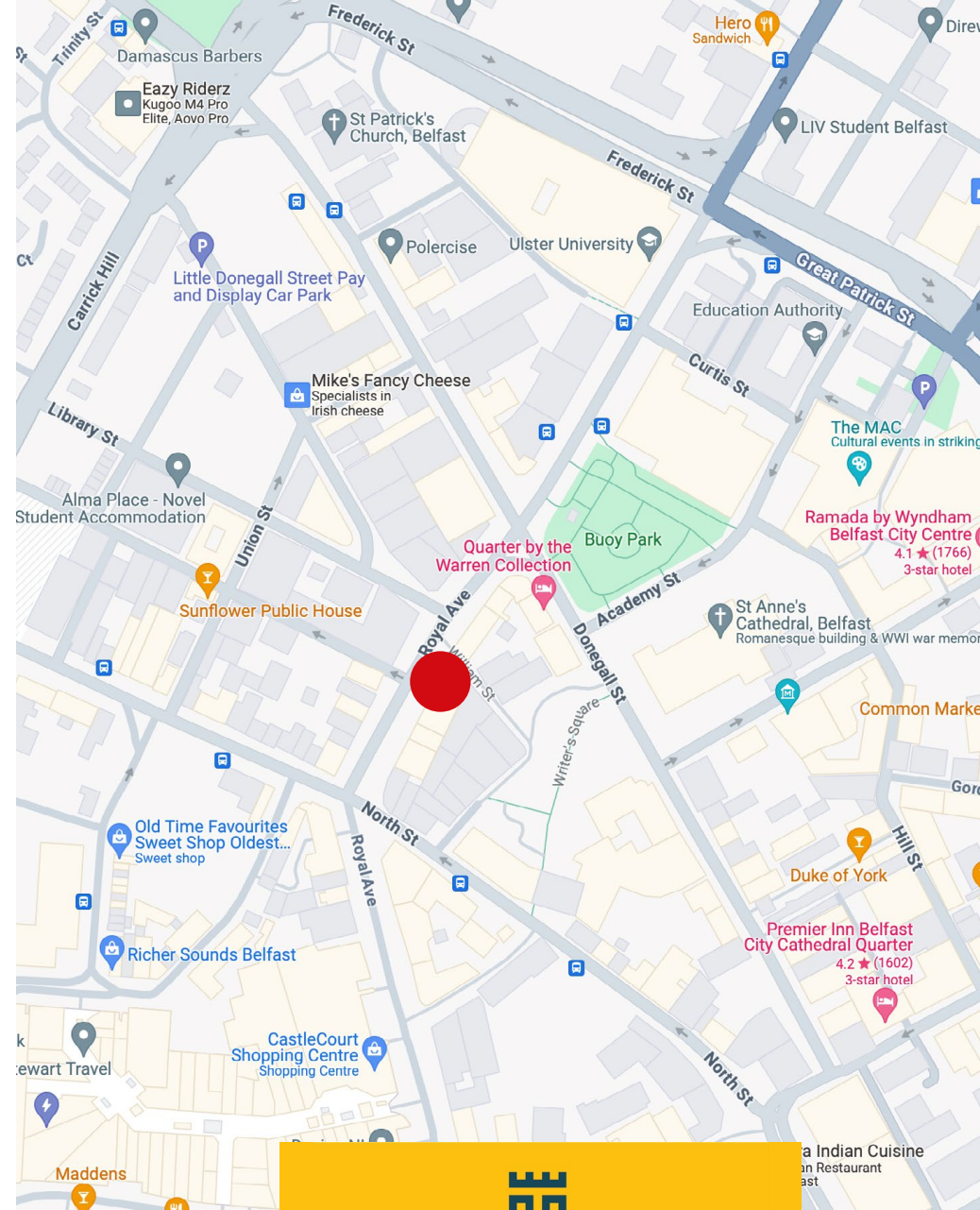
- Imposing four storey building with a total area of 490 sq m (5,268 sq ft).
- High profile location in Belfast City Centre, close to the new University of Ulster Campus.

LOCATION

- The subject property occupies a high-profile location on Royal Avenue, at its junction with William Street in Belfast City Centre.
- The property benefits from a strategic location on Royal Avenue, between the main retail area in the City Centre and the new University of Ulster Campus at York Street, which opened in 2023 and accommodates 15,000 students.
- There are also a significant number of new developments in the vicinity including multiple student housing schemes together with proposed new development on the opposite side of Royal Avenue, led by Belfast City Council.

DESCRIPTION

- The premises comprises an imposing four storey building with a total Net Internal Area of approximately 490 sq m (5,268 sq ft), comprising retail/showroom use on the ground floor, together with storage/commercial space on the three upper floors.
- The property is fully finished and ready for immediate occupation, most recently being in use as a beauty salon.
- Suitable for a wide variety of uses, subject to any necessary statutory consents.



To Let
Prominent Retail/Commercial Building

121-125 Royal Avenue, Belfast BT1 1FF


McKIBBIN
COMMERCIAL

028 90 500 100

ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	132.14	1,422
First Floor	130.01	1,399
Second Floor	125.46	1,350
Third Floor	101.94	1,097
Total Net Internal Area	489.55	5,268

LEASE DETAILS

Term: Negotiable, subject to a minimum of 5 years.
Rent: On application.
Repairs & Insurance: Tenant will be responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:-

NAV: £29,700

Rate in £ 2023/24 = 0.572221

Therefore Rates Payable 2023/24 = £16,994.96

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



To Let
Prominent Retail/Commercial Building

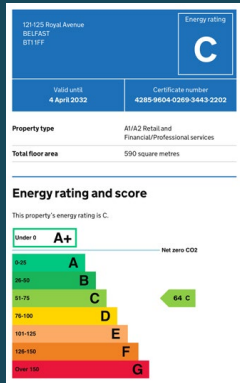
121-125 Royal Avenue, Belfast BT1 1FF



McKIBBIN
COMMERCIAL

028 90 500 100

EPC



CONTACT

For further information or to arrange a viewing contact joint agents:

Brian Wilkinson
bw@mckibbin.co.uk

Ben Escott
be@mckibbin.co.uk

Joint Agents:
Kyle Abernethy, Lambert Smith Hampton
028 9032 7954

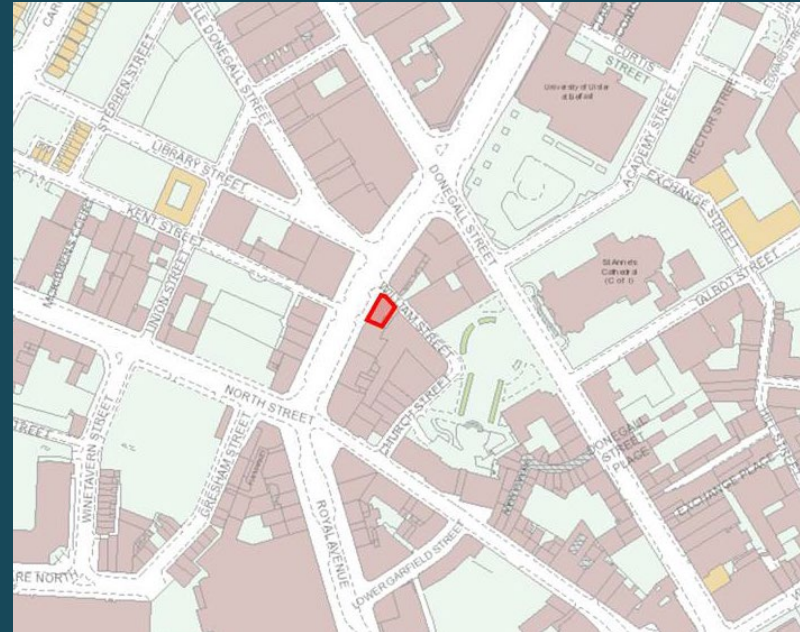
McKibbin Commercial Property Consultants
Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG
02890 500 100
property@mckibbin.co.uk
www.mckibbin.co.uk

Follow us for up-to-date news and information!



McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.



Layout Plan - Not to Scale

McKIBBIN
COMMERCIAL

028 90 500 100